

Steeple Run Community Board Minutes

July 13, 2023

Present		Board Member	Officer	Expiring
	BC	Brian Cleary		2023
8:20	BH	Brian Haberstich		2024
X	EL	Eric Lukacsik		2024
X	LG	Lynn Gutoski	Treasurer	2024
X	SK	Bill Klein		2025
X	TM	Troy Michalek		2023

Present		Board Member	Officer	Expiring
Called	JJ	Jakob Breving-Johnson		2024
X	SJ	Sue Janesek	Vice President	2025
X	MK	Michael Klecka	President	2025
X	ML	Michael Ladas		2023
Called	TL	Tim Loatman	Secretary	2023

Present		Official	Position
On call	JB	James Bernicky	Attorney
X	BD	Beth Dunlop	Clubhouse Manager
X	RM	Robin McCracken	Bookkeeper

Call to Order: 7:31 by Mike Klecka

Minutes:

Move to approve July 2023 Minutes – SJ, BK 2nd

Review of Agenda

Grounds Committee

- SJ authorized to solicit bids for further restoration of Common Area F
- **Motion:** \$1200 for AP Trees to continue clean-up of Common Area F – SJ, BK 2nd **Approved**

Treasurer’s Report – As presented.

- Move to approve finance report as presented – LG, SJ 2nd
- Date for resident treasure report (2024 budget) – Monday, July 31st at 7pm

Clubhouse Report – As Presented

- Documented pool repairs
- Authorized replacement of No Parking sign(s)

Building Report – As Presented

Pool Replacement Presentation – (EL)

- Review of plan presented by Sunset Pool & Spas

Other –

- President (MK) approved replacement and repairs of broken pool ladders. Cited safety concerns. Costs not available.

Adjourned:

Called – Motion to adjourn 9:10 BK, SJ 2nd

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Committee Summary		Internal Procedures
Committee	Members	<ul style="list-style-type: none"> • Will work on one proposal at a time. • Committees are responsible for the proposal details. • Committees will make recommendations to full Board. This is to avoid the Board from doing the review of the various details. • Committees are asked to provide minutes that minimally contain attendance, time and date of the meeting along with possible recommendations.
Administrative	M. Klecka S. Janesek	
Bylaws	R. McCracken M. Klecka	
Building	E. Lukacsik T. Loatman B. Cleary	
Grounds	B. Klein S. Janesek B. Cleary J. LaHaye *	
Finance/Planning	L. Gutoski J. Breving-Johnson M. Klecka	
Pool	B. Haberstich T. Michelek M. Ladas	
Communication	M. Klecka B. Haberstich	
Social	R. McCracken	

Bank	Acct	Description
Chase	1297	Emergency Reserve
	9220	Web Checking (PayLease)
	9701	Business Checking
PNC	5132	General Reserves
Wintrust	1884	Pool Reserve Account

Vendor	Contact	Telephone	Expiration
Al Duncan Services (Snow Removal)	Al Duncan	(630) 882-8140 (630) 494-1570	Annual
Bernicky Law Firm	James I. Bernicky	(630) 909-9902	Annual
Connor & Gallagher OneSource	Jose L. Rodriguez	(630) 687-6418	Annual
Hoske Maintenance (HMI)	Tom Hoske	(630) 205-6528	
Lauterbach & Amen, LLP	C. Andrew Miriani	(630) 393-1483 (630) 416-6900	Annual
PVN Pool Service Inc.	"Chui"	(630) 393-7665	Annual
The Landscape Specialists		(847) 660-9325	11/2022

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Summary

- Clean-up work of Common Area F progressing. The area was in worse shape than anticipated. The Board approved an additional \$1200 to complete cleanup efforts.
- Asphalt maintenance for pathways to be completed by early August.
- Finalizing pool replacement design prior to contracting of Engineering build.
- Ladder replacement authorized for pool entry.
- Minor pool and building repairs occurred.